

PUBLIC HEARING NOTICE

The City of Dublin **City Council** will take action on the following project:

PROJECT: PLPA 2013-00035 – Wallis Ranch CEQA Addendum, Planned Development rezoning with amended Stage 1 and 2 Development Plan, Site Development Review, Master Vesting Tentative Map 7515, and eight Neighborhood Vesting Tentative Maps for a 184 acre area

PROJECT DESCRIPTION: The requested project is for 806 homes (previously approved for 935 units) in a gated community of eight neighborhoods with related parks, open space and improvements. The current plan proposes a Planned Development rezoning with amended Stage 1 and 2 Development Plan, a reduction of 129 homes approved under a previous application, Site Development Review, Master Vesting Tentative Map 7515, and eight Neighborhood Vesting Tentative Maps 7711, 7712, 7713, 7714, 7715, 7716, 8169, and 8170. Approximately 88.5 acres would be zoned and designated for residential use proposed as: 1) 92 units on 15.4 acres of Low Density Residential (LDR) (.9 to 6.0 units per acre) in Neighborhood 1; 2) 529 units on 57.1 acres of Medium Density Residential (MDR) (6.1 to 14 units per acre) in Neighborhoods 2, 3, 4, 7, and 8; and 3) 185 units on 16 acres of Medium-High Density Residential (MHDR) (14.1 to 25.0 units per acre) in Neighborhoods 5 and 6. No change is proposed for the remaining areas designated and zoned for: a) Open Space (OS) - 83.3 acres, b) Neighborhood Park (NP) - 10.4 acres, and c) Semi-Public (P/SP) - 1.9 acres.

LOCATION: Generally east of the Camp Parks Reserve Forces Training Area and portion of a regional trail, west of Tassajara Creek/Road, and south of the Alameda/Contra Costa County boundary (APN 986-0004-005-01).

ENVIRONMENTAL REVIEW: The project is located within the Eastern Dublin Specific Plan area, which was the subject of an Environmental Impact Report for the General Plan Amendment and Eastern Dublin Specific Plan (SCH # 91103064), certified by the City Council in Resolution No. 51-93 and Addenda dated May 4, 1993 and August 22, 1994. The General Plan Amendment/Specific Plan EIR is a program EIR, which anticipated a series of subsequent actions related to future development in Eastern Dublin and identified some impacts resulting from implementation of the General Plan Amendment/Specific Plan that could not be mitigated. Upon certification of the EIR, the City adopted a statement of overriding considerations for such impacts and a mitigation-monitoring program, which included numerous measures intended to reduce impacts from the development of the Eastern Dublin area. A Draft Supplemental EIR (SEIR) (SCH #2003022083) was prepared for the Dublin Ranch West (Wallis Ranch) annexation to assess the potential for the project to cause or contribute to significant impacts beyond those identified in the 1993 EIR. The SEIR was certified in March 2005. In addition a Mitigated Negative Declaration (MND) was prepared and adopted in 2007 to address the adjacent 11.6-acre parcel within Contra Costa County. An Addendum to the prior EIRs was prepared to analyze changes proposed by the current project. Copies of the environmental documents referenced are available for review at Dublin City Hall, 100 Civic Plaza, Dublin, California.

APPLICANT: Christ Davenport, Trumark Homes LLC, 4185 Blackhawk Plaza Circle, Suite 200, Danville, CA 94506

PROPERTY OWNER: The Lin Family, 4080 Grafton Street, Suite 200, Dublin, CA 94568

PUBLIC HEARING: A public hearing will be held before the **City Council** on **Tuesday, May 20, 2014 at 5:30 p.m.** in the City Council Chambers, 100 Civic Plaza, Dublin. Any interested person(s) may appear and be heard on this matter. If you challenge the above-described action in Court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Dublin at, or prior to, the public hearing.

In general, the Staff Report for this item will become available on the City's website at www.dublin.ca.gov on the Friday before the scheduled meeting. There may be instances when the Staff Report is posted at a later date. If you have any questions or comments, please contact the City of Dublin Community Development Department at (925) 833-6610.

Luke Sims, AICP
Community Development Director

DATED: April 29, 2014
PUBLISHED: May 10, 2014